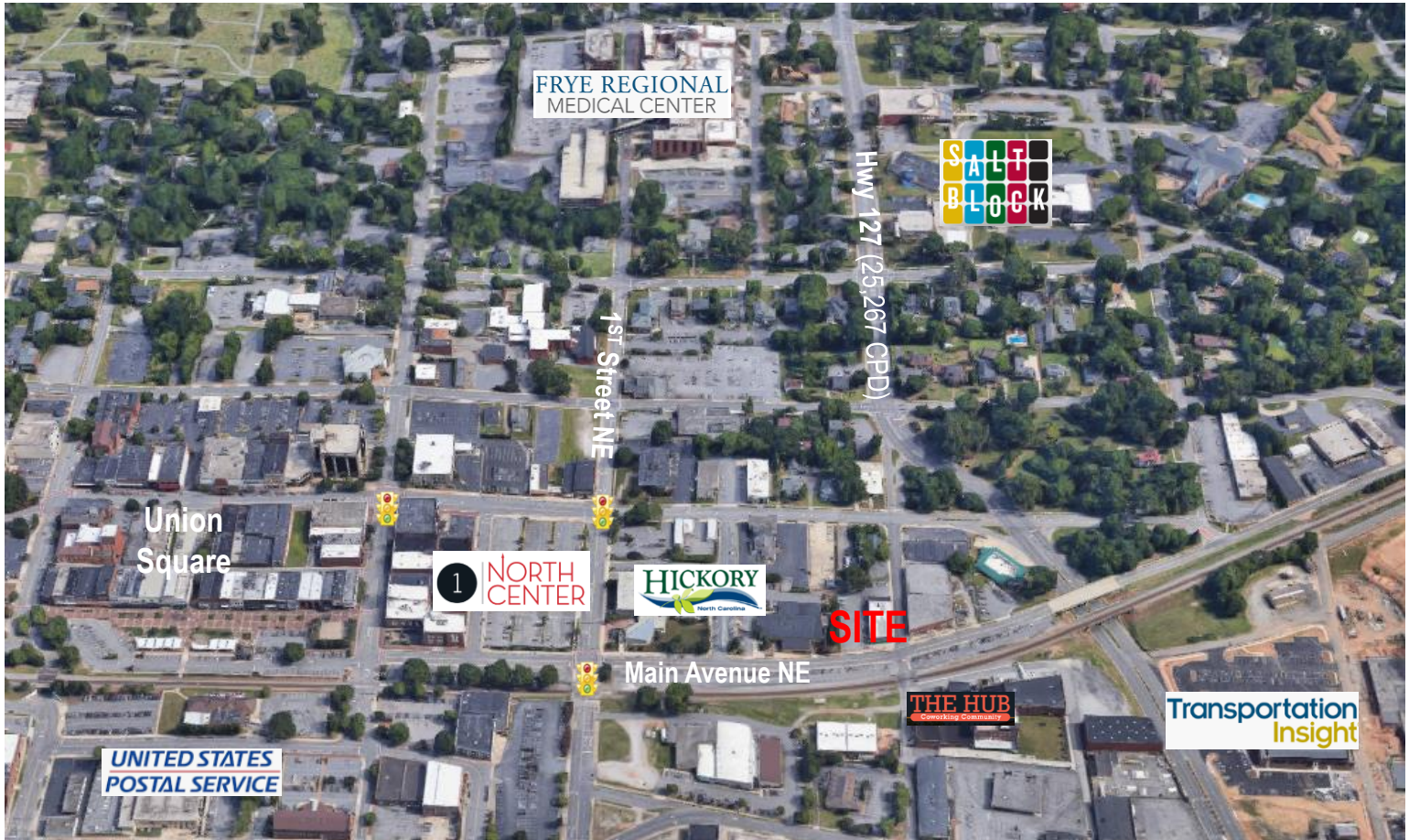


REDEVELOPMENT OPPORTUNITY | HICKORY, NC

131 MAIN AVENUE NE HICKORY, NC 28601



SPECIFICATIONS

Lease Price: 4,000 per month

SF: 6,222 +/-

Year Built: 1951

Zoning: C-1

Infill site prime for redevelopment! Located one block from Hwy 127 and one block from the City Hall, this iconic brick building has central location and charm. Within 1 mile, there are over 12,000 employees. Lease Only.



Ryan Lovern

828.446.8266

ryan@commercialfirst.net

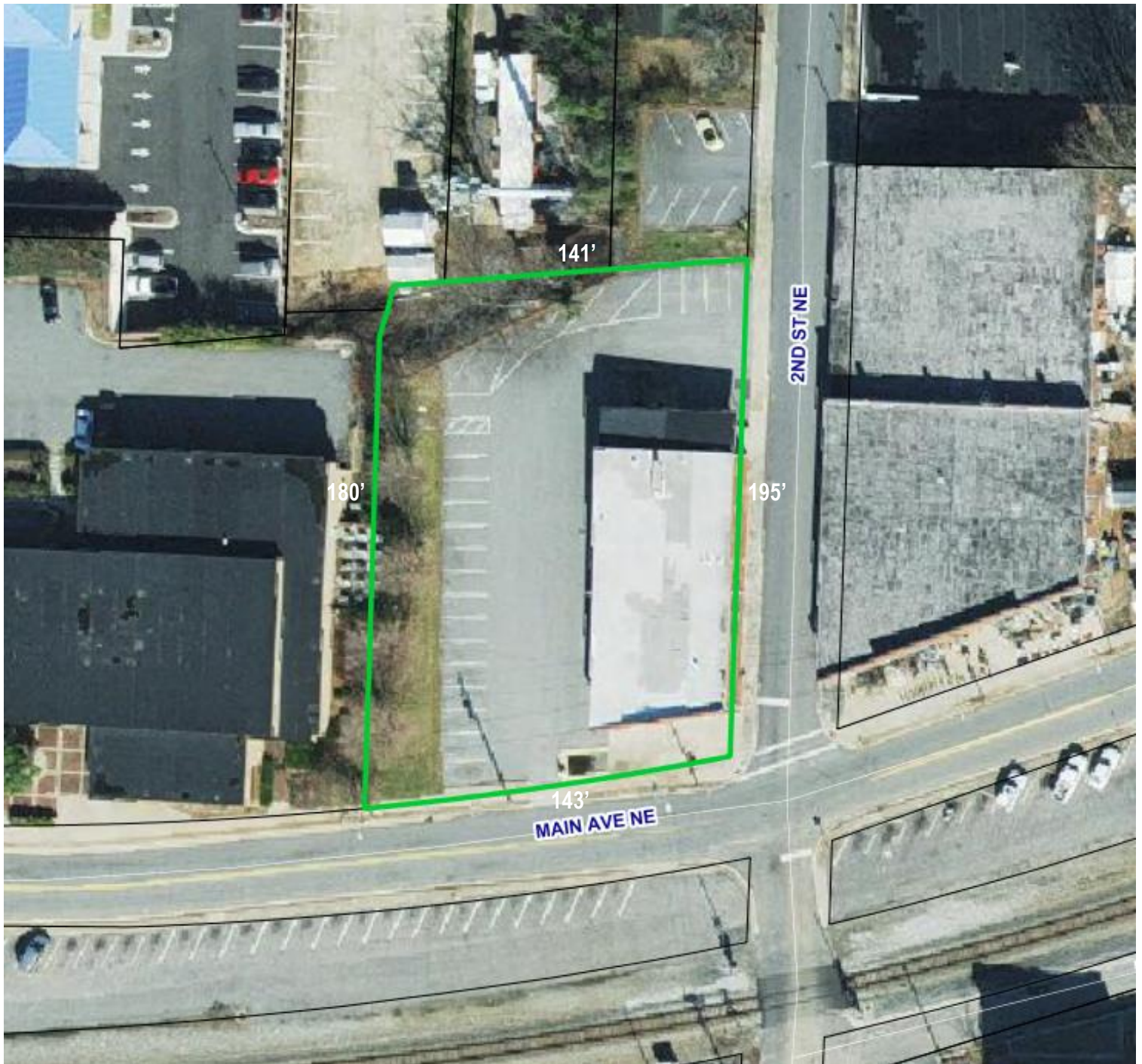
3031 North Center Street

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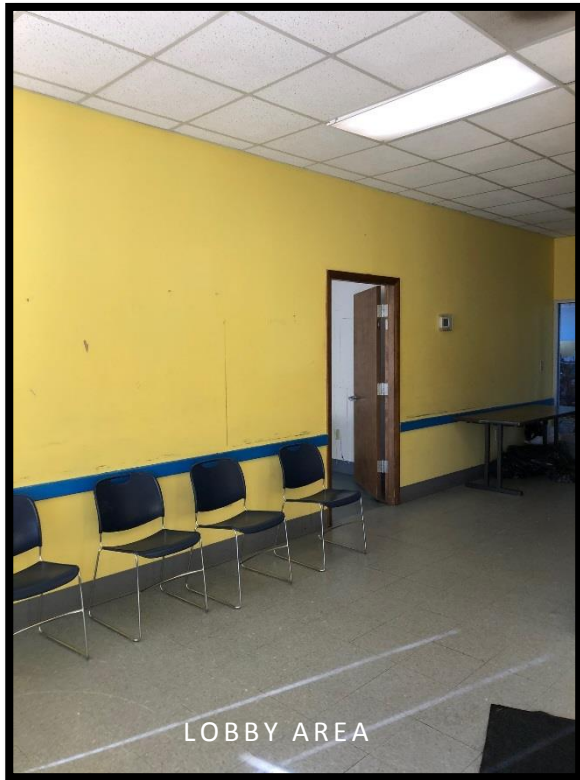
SITE

131 MAIN AVENUE NE HICKORY, NC 28601



PICTURES

131 MAIN AVENUE NE HICKORY, NC 28601



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DEMOGRAPHICS

131 MAIN AVENUE NE HICKORY, NC 28601

1 Miles:

3 Miles:

5 Miles:

POPULATION:

Total Population	7,141	34,456	69,257
Median Age	36.7	38.2	39.4
Employees	12,488	45,406	59,284
Establishments	1,162	3,683	4,766

INCOME:

Median HH Income	\$40,304	\$48,654	\$54,867
Average HH Income	\$50,327	\$59,918	\$67,538
Per Capita Income	\$21,488	\$26,757	\$28,794

HOUSEHOLDS:

Total Households	2,963	15,712	29,400
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HOUSING:

Owner Occupied Housing Units	38.9%	47.9%	59.1%
Renter Occupied Housing Units	54.9%	47.0%	36.2%
Vacant Housing Units	6.2%	5.1%	4.8%

RACE:

White	54.2%	69.0%	75.1%
Black	34.6%	17.1%	11.3%
Asian or Pacific Islander	2.2%	4.3%	4.8%
American Indian or Alaska Native	0.2%	0.3%	0.4%
Other Races			

ETHNICITY:

Hispanic	14.5%	14.3%	12.4%
Non-Hispanic	85.5%	85.7%	87.6%

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